

CITY PLAN COMMISSION

CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10074, BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

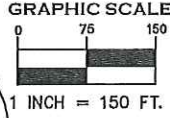
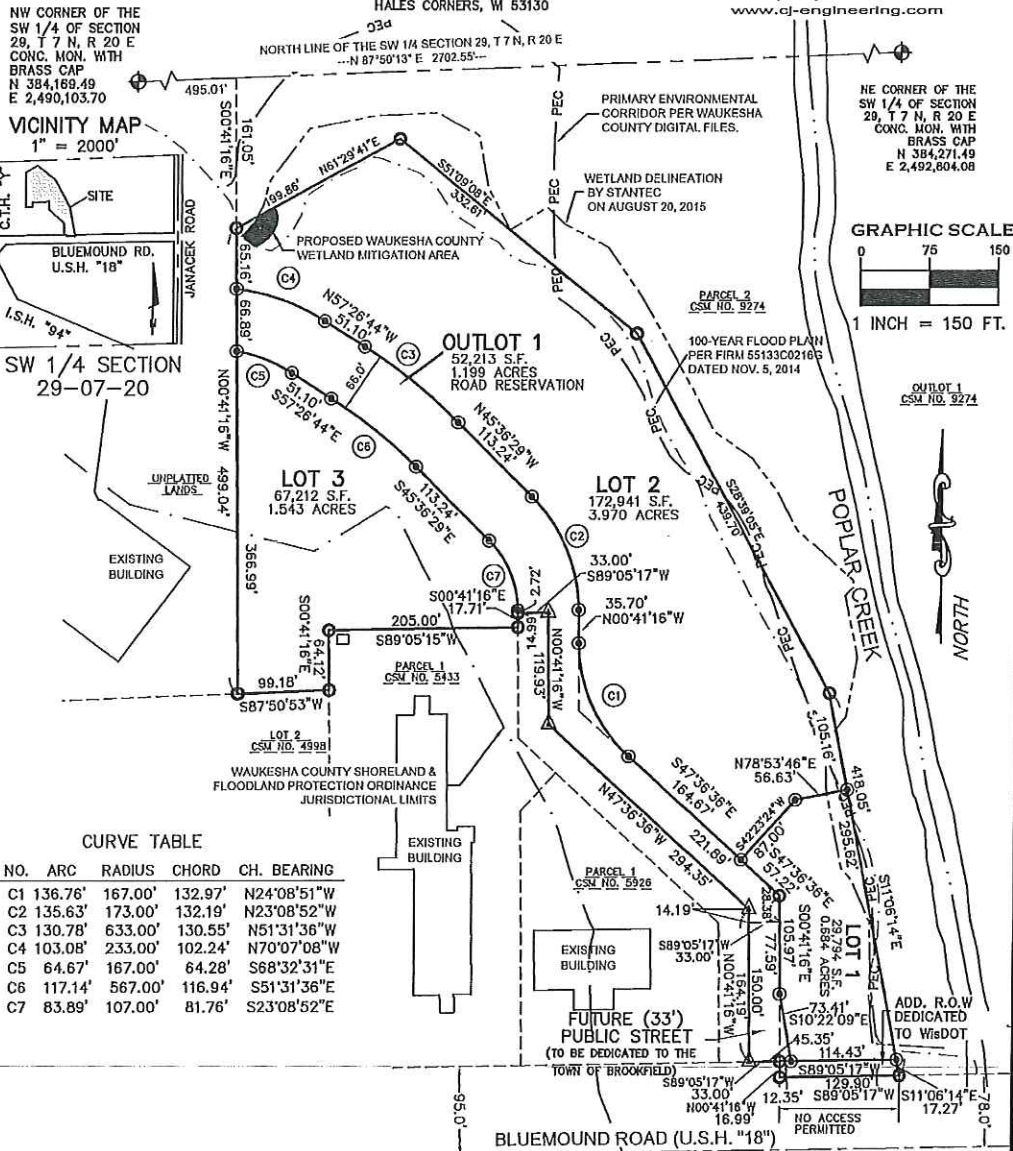
LEGEND

ALL BEARINGS REFER TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF SECTION 29-07-20 WITH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NAD27) BEARING OF N 87°50'13" E.

- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED.
- ▲ FOUND P.K. NAIL

PREPARED FOR:
POPLAR CREEK CLUB, LLC
5300 S. 108TH STREET
HALES CORNERS, WI 53130

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
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CURVE TABLE

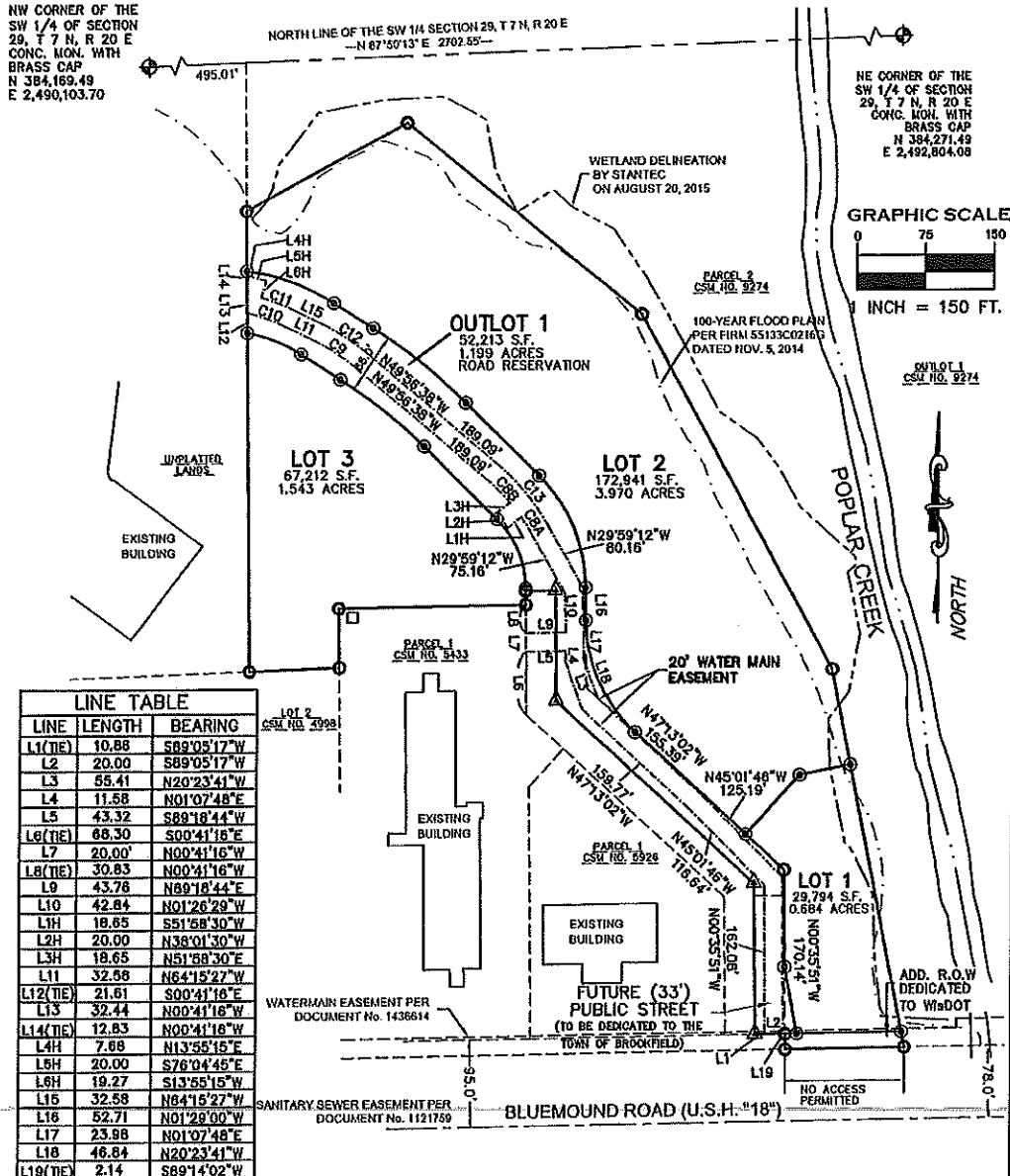
| NO. | ARC | RADIUS | CHORD | CH. BEARING |
|-----|---------|---------|---------|-------------|
| C1 | 136.76' | 167.00' | 132.97' | N24°08'51"W |
| C2 | 135.63' | 173.00' | 132.19' | N23°08'52"W |
| C3 | 130.78' | 633.00' | 130.55' | N51°31'36"W |
| C4 | 103.08' | 233.00' | 102.24' | N70°07'08"W |
| C5 | 64.67' | 167.00' | 64.28' | S68°32'31"E |
| C6 | 117.14' | 567.00' | 116.94' | S51°31'36"E |
| C7 | 83.89' | 107.00' | 81.76' | S23°08'52"E |

THOSE AREAS WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR, WETLAND, OR 100-YEAR FLOODPLAIN ARE SUBJECT TO THE PRIMARY ENVIRONMENTAL CORRIDOR/WETLAND/FLOODPLAIN PRESERVATION RESTRICTIONS NOTED ON SHEET 5 OF 8.

CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10074, BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

WATER MAIN EASEMENT



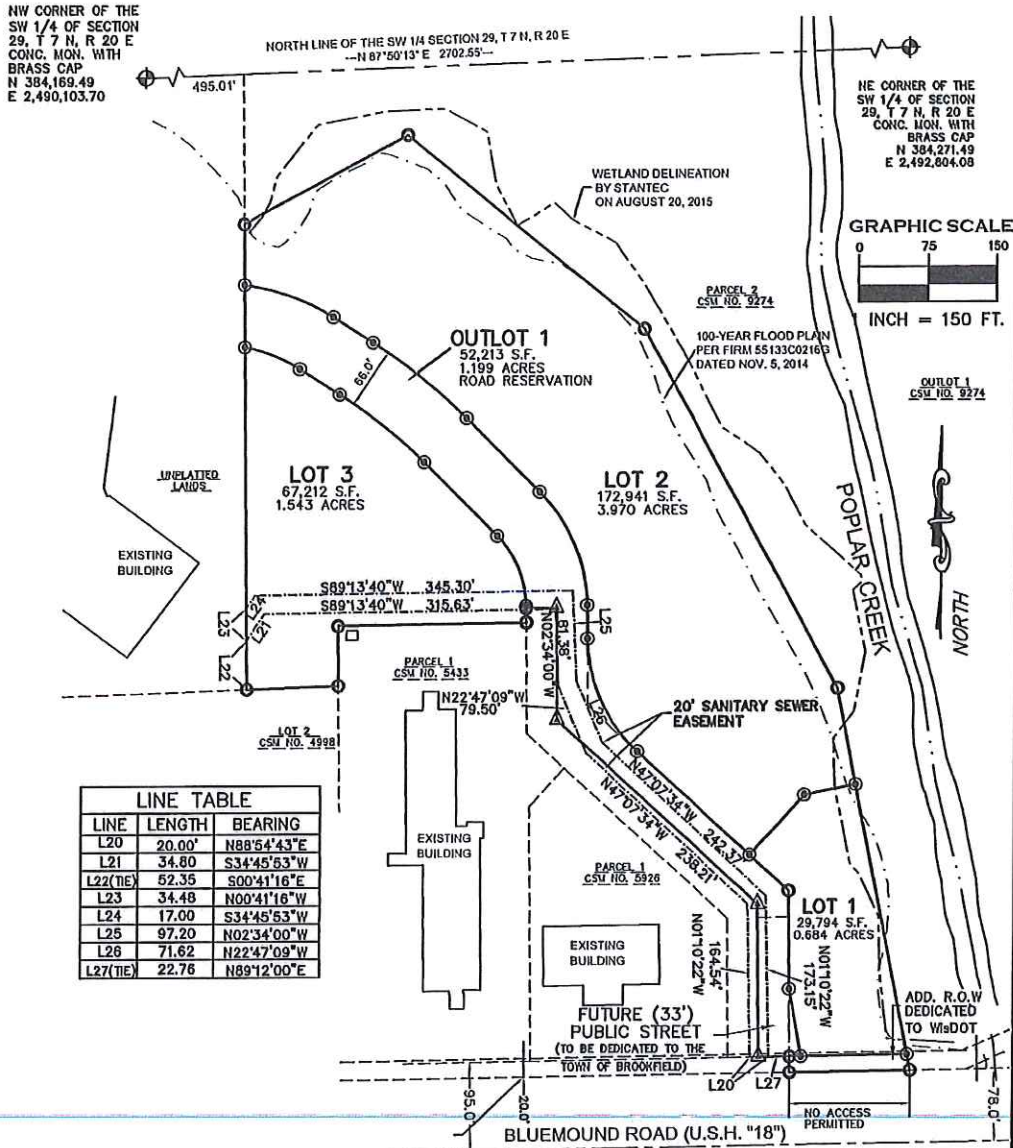
| LINE | LENGTH | BEARING |
|----------|--------|-------------|
| L1(T/E) | 10.88 | S89°05'17"W |
| L2 | 20.00 | S89°05'17"W |
| L3 | 55.41 | N20°23'41"W |
| L4 | 11.58 | N01°07'48"E |
| L5 | 43.32 | S89°18'44"W |
| L6(T/E) | 66.30 | S00°41'16"E |
| L7 | 20.00' | N00°41'16"W |
| L8(T/E) | 30.83 | N00°41'16"W |
| L9 | 43.78 | N89°18'44"E |
| L10 | 42.84 | N01°26'29"W |
| L1H | 18.65 | S51°58'30"W |
| L2H | 20.00 | N38°01'30"W |
| L3H | 18.65 | N51°58'30"E |
| L11 | 32.56 | N64°15'27"W |
| L12(T/E) | 21.61 | S00°41'16"E |
| L13 | 32.44 | N00°41'16"W |
| L14(T/E) | 12.83 | N00°41'16"W |
| L4H | 7.68 | N13°55'15"E |
| L5H | 20.00 | S76°04'45"E |
| L6H | 19.27 | S13°55'15"W |
| L15 | 32.58 | N84°15'27"W |
| L16 | 52.71 | N01°20'00"W |
| L17 | 23.98 | N01°07'48"E |
| L18 | 46.84 | N20°23'41"W |
| L19(T/E) | 2.14 | S89°14'02"W |

| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING |
|-------|--------|---------|--------|---------------|
| C8A | 20.86 | 220.00' | 20.85' | N32°42'12"W |
| C8B | 35.76 | 220.00' | 35.72' | N45°17'13"W |
| C9 | 54.98 | 220.00' | 54.82' | N57°08'02"W |
| C10 | 47.21 | 220.00' | 47.12' | N70°24'19"W |
| C11 | 39.52 | 240.00' | 39.47' | S68°58'28"E |
| C12 | 59.98 | 240.00' | 59.80' | S57°06'02"E |
| C13 | 83.60 | 240.00' | 83.17' | S39°57'55"E |

CERTIFIED SURVEY MAP NO. _____

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SANITARY SEWER EASEMENT

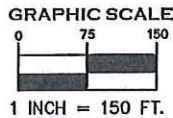
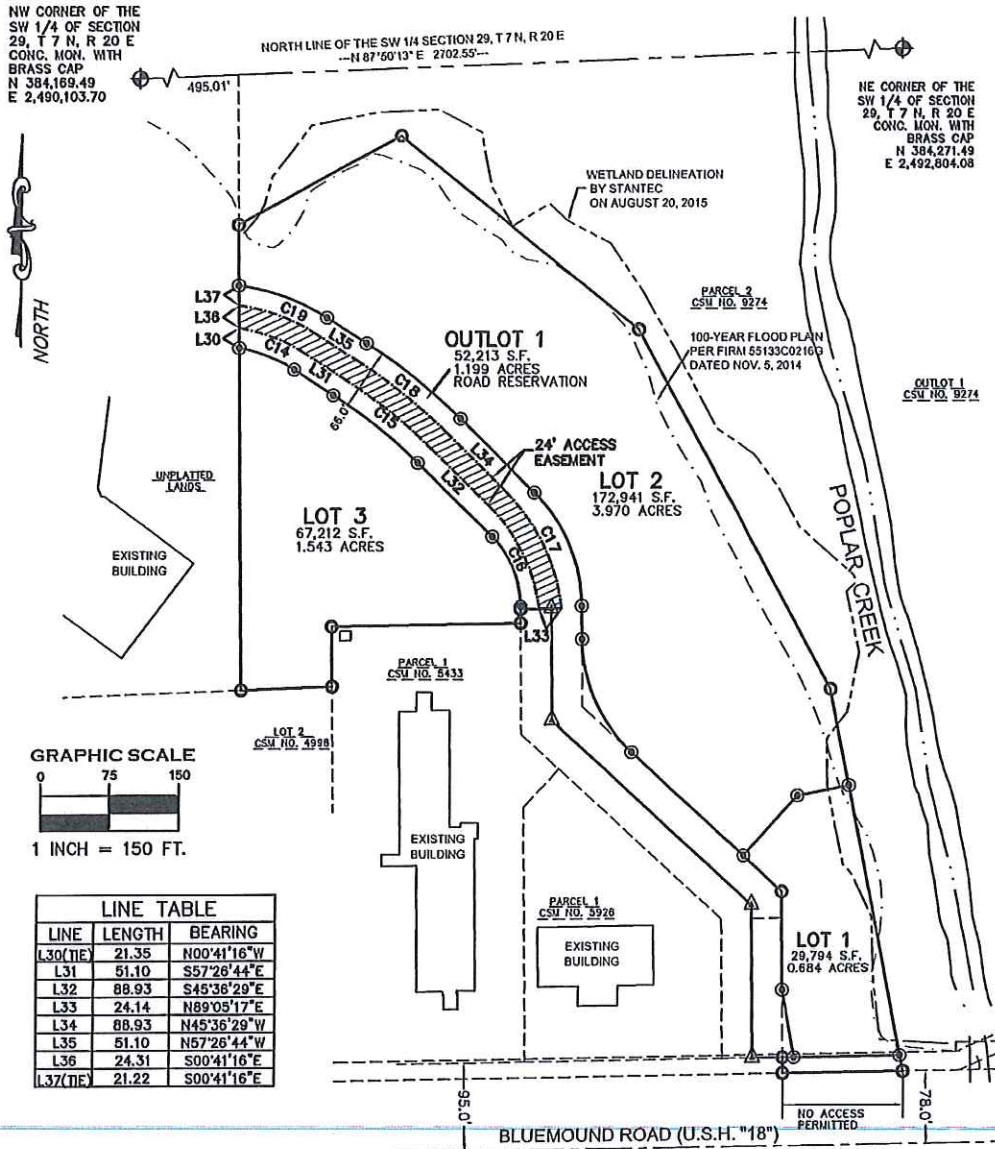


| LINE | LENGTH | BEARING |
|---------|--------|-------------|
| L20 | 20.00' | N88°54'43"E |
| L21 | 34.80 | S34°45'53"W |
| L22(TE) | 52.35 | S00°41'16"E |
| L23 | 34.48 | N00°41'16"W |
| L24 | 17.00 | S34°45'53"W |
| L25 | 97.20 | N02°34'00"W |
| L26 | 71.62 | N22°47'09"W |
| L27(TE) | 22.76 | N89°12'00"E |

CERTIFIED SURVEY MAP NO. _____

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PROPOSED ACCESS EASEMENT



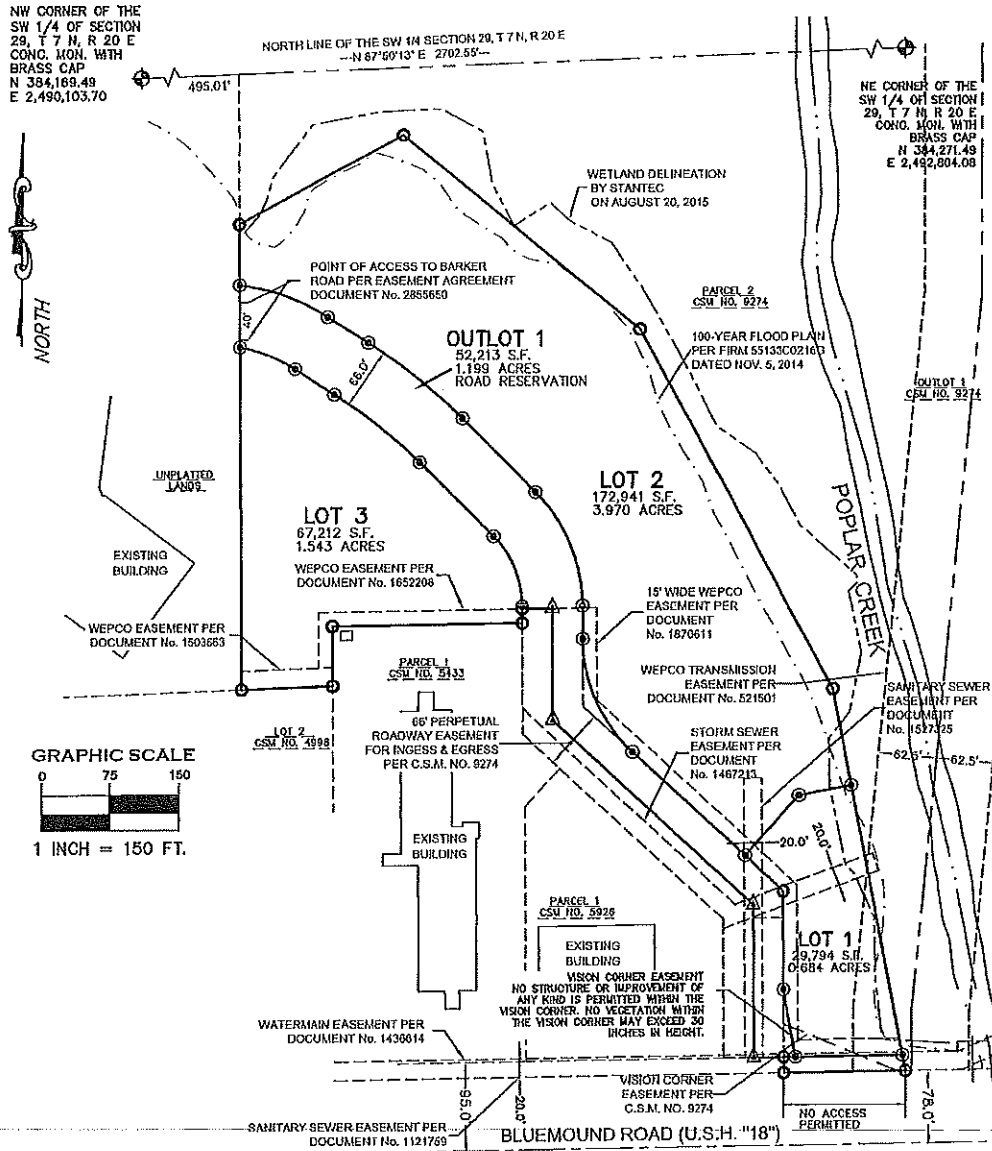
| LINE | LENGTH | BEARING |
|----------|--------|-------------|
| L30(T/E) | 21.35 | N00°41'16"W |
| L31 | 51.10 | S57°26'44"E |
| L32 | 88.93 | S45°36'29"E |
| L33 | 24.14 | N89°05'17"E |
| L34 | 88.93 | N45°36'29"W |
| L35 | 51.10 | N57°26'44"W |
| L36 | 24.31 | S00°41'16"E |
| L37(T/E) | 21.22 | S00°41'16"E |

| CURVE | LENGTH | RADIUS | CHORD | CHORD DIRECTION |
|-------|--------|---------|---------|-----------------|
| C14 | 76.91 | 188.00' | 76.38' | S69°09'56"E |
| C15 | 121.48 | 588.00' | 121.27' | S51°31'36"E |
| C16 | 124.82 | 188.00' | 122.54' | S28°35'15"E |
| C17 | 143.55 | 212.00' | 140.83' | N26°12'33"W |
| C18 | 126.44 | 612.00' | 126.22' | N51°31'36"W |
| C19 | 90.87 | 212.00' | 90.18' | N69°43'30"W |

CERTIFIED SURVEY MAP NO.

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EXISTING EASEMENTS



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10074, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ AND SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

FLOOD PLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS A FLOOD PLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON SHEET 1 OF 9 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE--PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE--PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A REDVISION OF PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10074, BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST 1/4 OF SECTION 29; THENCE N 87°50'13" E ALONG THE NORTH LINE OF SAID 1/4 SECTION 495.01 FEET; THENCE S 00°41'16" E 161.05 FEET TO THE POINT OF BEGINNING; THENCE N 61°29'41" E 199.86 FEET; THENCE S 51°09'08" E 332.61 FEET; THENCE S 28°39'05" E 439.70 FEET; THENCE S 11°06'14" E 418.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF USH "18"; THENCE S 89°05'17" W 129.90 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N 00°41'16" W 16.99 FEET; THENCE S 89°05'17" W 33.00 FEET; THENCE N 00°41'16" W 164.19 FEET; THENCE N 47°36'36" W 294.35 FEET; THENCE N 00°41'16" W 119.93 FEET; THENCE S 89°05'17" W 33.00 FEET; THENCE S 00°41'16" E 14.99 FEET; THENCE S 89°05'15" W 205.00 FEET; THENCE S 00°41'16" E 64.12 FEET; THENCE S 87°50'53" W 99.18 FEET; THENCE N 00°41'16" W 499.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 324,325 SQUARE FEET OR 7.445 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, MAP AND REDIVISION BY THE DIRECTION OF POPLAR CREEK CLUB, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE TOWN OF BROOKFIELD AND THE LAND DIVISION AND PLATTING REGULATIONS OF WAUKESHA COUNTY IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20__.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

POPLAR CREEK CLUB, LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF BROOKFIELD, WAUKESHA COUNTY AND THE CITY OF WAUKESHA FOR APPROVAL.

IN WITNESS WHEREOF, POPLAR CREEK CLUB, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WIMMER BROTHERS REALTY, INC. MANAGER, BY MARK J. WIMMER, PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED THIS _____ DAY OF _____, 20__.

SS
STATE OF WISCONSIN)
WAUKESHA COUNTY)

WIMMER BROTHERS REALTY, INC., MANAGER
MARK J. WIMMER, PRESIDENT

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE MARK J. WIMMER, PRESIDENT OF WIMMER BROTHERS REALTY, INC. ME KNOWN TO BE THE MANAGING MEMBER OF POPLAR CREEK CLUB, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

PARK BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS

IN WITNESS WHEREOF, THE SAID PARK BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AT _____, WISCONSIN, THIS _____ DAY OF _____, 20__.

BY: _____
NAME:
TITLE:

SS
STATE OF WISCONSIN)
MILWAUKEE COUNTY)

PERSONALLY CAME BEFORE ME ON _____, 20__, BY _____, IN HIS/HER CAPACITY AS _____ OF PARK BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BROOKFIELD ON THIS _____ DAY OF _____, 20__.

KEITH HENDERSON - CHAIRPERSON

JANE CARLSON - CLERK

TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF BROOKFIELD, BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20__.

KEITH HENDERSON - CHAIRPERSON

JANE CARLSON - CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS _____ DAY OF _____, 20__

DALE R. SHAVER - DIRECTOR

CITY OF WAUKESHA BOARD EXTRATERRITORIAL APPROVAL

RESOLVED THAT THE PLAT, IN THE TOWN OF BROOKFIELD, IS HEREBY APPROVED BY THE CITY OF WAUKESHA BOARD:

DATE: _____ SIGNED: _____

NAME:
TITLE:

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY BOARD OF THE CITY OF WAUKESHA:

DATE: _____ SIGNED: _____

NAME:
TITLE: